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# Commercial Real Estate



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**FG Solicitors Case Studies**

- Case Study 1: Acted on Freehold owner in the letting of Mixed-Use Premises
- Case Study 2: Securitisation of £2.2 Million Property Finance for the acquisition and Refurbishment of office premises
- Case Study 3: Auction Purchase and Redevelopment of Derelict house



## **Case Study 1: Acted on Freehold owner in the letting of Mixed-Use Premises**

**Overview:** We facilitated the leasing of a mixed-use property comprising both residential and commercial units. We initially acted on the acquisition and financing of the project which concluded with the grant of residential leases each sold at a premium, grant of 2 office leases and a single retail space on the ground floor.

**Challenge:** The property owner aimed to lease the units to different tenants, requiring meticulous coordination to align lease terms with diverse tenant requirements.

**Solution:** We drafted and negotiated each distinct lease, ensuring compliance with both residential and commercial leasing regulations and compliance with lender's conditions. Our approach balanced the interests of the landlord, tenants, and the lender addressing specific needs such as lease rent review, duration, renewal options, and maintenance obligations.

**Outcome:** All leases were successfully executed within the client's timeline, resulting in a fully occupied property generating steady rental income. Our comprehensive understanding of mixed-use developments ensured a seamless process, enhancing the property's value and tenant satisfaction.

## **Case Study 2: Securitisation of £2.2 Million Property Finance for the acquisition and Refurbishment of office premises**

Overview: We assisted a client in securing £2.2 million in financing the acquisition and refurbishment of a dilapidated 1980's office building.

Challenge: The client required substantial funding to transform an outdated office block into a modern workspace, necessitating a robust legal framework to satisfy lender requirements and mitigate risks.

Solution: We conducted thorough due diligence, prepared detailed documentation, and structured the securitisation to align with the lender's criteria. Our expertise ensured compliance with regulatory standards and addressed potential legal issues related to the property's condition and proposed redevelopment.

Outcome: The client secured the £2.2 million financing, enabling the successful redevelopment of the office building. Our legal guidance facilitated a smooth transaction, contributing to the revitalisation of the property and its increased market value.

### **Case Study 3: Auction Purchase and Redevelopment of Derelict house**

**Overview:** We guided a client through an auction purchase of a derelict house and redevelopment, highlighting the possibility for special stamp duty relief.

**Challenge:** The client purchased the property at auction, initially as a cash purchase but in order to keep liquid assets for further opportunities they decided to fund the purchase with bridging finance.

**Solution:** We referred our client to a Stamp Duty Land Tax adviser who was able to put a case together to evidence the uninhabitable nature of the house resulting in our client making a significant saving on stamp duty. Our awareness of the possible treatment for tax helped our client save money which they were able to utilise in the actual development of the property.

**Outcome:** Completion took place within the strict auction timeframe; our client made a decent tax saving and successfully transformed the property ready for our client to exit the bridging finance. We were able to add value to our clients project by highlighting the possibility that stamp duty relief could apply.

### **Conclusion**

These case studies demonstrate our capability to handle complex commercial property transactions of varying complexities and unique circumstances, offering tailored legal solutions that drive successful outcomes for our clients.